

**Town of Fenwick Island
Minutes of the Charter & Ordinance Committee Meeting
May 5, 2015**

Call to Order at 9:30 a.m.

Present: Committee Members Bill Weistling, Winnie Lewis, Mike Quinn, Roy Williams, Diane Tingle and Pat Schuchman

Absent: Gene Langan, Ben Waide, Merritt Burke

Public in Attendance: Buzz Henifin, Richard Benn, Reid Tingle, Spiros Buas, Virginia Davidson, Brian Collins

Minutes:

- ☐ Diane Tingle made a motion to approve the minutes of April 7, 2015 seconded by Mike Quinn. Motion passed.

Issues for Discussion & Possible Action:

- ☐ Bill Weistling began the meeting by referring to the minutes of the April 30, 2015 Business Development Committee Meeting where the proposed changes to Chapter 135 (Signs) were discussed. These changes included:
 - o Flags – one banner flag per business allowed:
 - Up to three flags for single building businesses
 - One flag per unit for a business in a subdivided building
 - o Extend allowance for A-frame to year-round
 - o Signage increased from 1 sq. ft. to 1.5 sq. ft. per lineal front footage of building
- ☐ A proposed amendment to the ordinance will be drafted and presented to Town Council at the May 29, 2015 Town Council meeting for a First Reading.
- ☐ Also discussed at the Business Development Committee meeting was a request by Mr. Spiros Buas, new owner of the Sands Motel, to increase the number of sleeping rooms allowed by Town ordinance.
- ☐ Mr. Buas stated that he is considering the re-develop of the property into an upscale franchise which would only be feasible if he were permitted to increase the density of allowed rooms. He has been in contact with a hotel consultant not only to find if the demographics of the Town would support an upscale franchise but would it also warrant the inclusion of a restaurant incidental to the franchise. Bill Weistling asked that Mr. Buas submit the consultant's findings to the C&O Committee when it becomes available.
- ☐ He stated he is interested in expanding the sleeping rooms from the current number of 39 to sixty or seventy rooms. He pointed out that the other two hotels in Town both have a higher number of rooms, the Seaside Inn having 60 rooms and the Fenwick Islander having 62 rooms.
- ☐ Pat Schuchman stated that the ordinance of requiring 1,000 s.f. of land area for each sleeping room was not added until 1986 after all three hotels had been built. Bill Weistling added that the Fenwick Islander currently has one sleeping room for each 363 s.f. of land area and the Seaside Inn has one sleeping rooms for each 650 s.f. of land area.
- ☐ Pat also added that each hotel meets current parking requirements of one per sleeping room and an additional one for each 10 rooms. The Sands has at least 40 parking spaces while the Seaside Inn has 70 parking spaces and the Fenwick Islander has 67 spaces.
- ☐ Roy Williams stated he would be in favor of amending the ordinance to allow more sleeping rooms as long as adequate parking was available if a restaurant would be included. Mr. Buas stated that is was his experience that a restaurant incidental to a hotel is mostly frequented by hotel

guests. Bill Weistling also commented that it is difficult to legislate enough parking for a successful business.

- ☐ Another concern of Mr. Buas' was the need for a elevator to suit a new hotel and the likelihood that it would exceed our maximum roof height of 30'.
- ☐ He was again asked to supply us with information on a commercial elevator as to the height and ADA requirements.

Comprehensive Plan:

- ☐ Winnie Lewes stated the next meeting is scheduled for June 9, 2015 at 2:30 p.m., and announced that Steve Carey has been appointed as a new member.

Next Meeting:

- ☐ Tuesday, June 2, 2015 at 9:30 a.m.
- ☐ Discussion as follows:
 - o Chapter 160 – Commercial Zone Regulations

Old:

None

New:

None

Adjourn:

- ☐ Diane Tingle made a motion to adjourn the meeting, seconded by Winnie Lewis. The meeting was adjourned at 10:15 a.m.